

ENTERED FOR TAXATION
THE 31 DAY OF Jan 2005
John E. Casper
Robby Carlson
DEPUTY RECORDER

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED

SAT

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912
Individual's Name Street Address City Phone



Address Tax Statement: Union State Bank
201 West Court Avenue, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Voluntary Surrender of Property to Mortgagee
Dollar(s) and other valuable consideration,
Brandon Swadley and Sarah Kelley-Swadley, husband and wife

do hereby Convey to
Union State Bank of Winterset, Iowa

the following described real estate in Madison County, Iowa:

Lot Three (3) of the Replat of Lots 9, 10, 11, 12, 13 and 14 of Maple Lane Estates, an Addition to the City of Winterset, Madison County, Iowa

This conveyance is giving property back to the lienholder and is exempt from transfer tax under Iowa Code Section 428A.2(18).

This instrument is intended to be, and does, sell and convey all the Grantors' right, title and interest in and to the above described real estate with warranties as herein provided. This instrument is intended as an absolute sale and conveyance in fee simple and is not given as additional security for any loan, advance or extension of credit by the Grantee. The Grantor further waives any and all rights to repurchase or reacquire from the Grantee the above described real estate and the Grantee may now sell and convey this real estate to any third party.

The Grantors, or either of them, release as to the above described real estate any and all liens of judgment arising out of their dissolution of marriage pending before the Iowa District Court for Madison County, Iowa in cause number CDDM 005530.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

Dated: January 28, 2005

MADISON COUNTY,

ss:

On this 28th day of January, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Brandon Swadley and Sarah Kelley-Swadley, husband and wife

Brandon Swadley

Brandon Swadley (Grantor)

Sarah Kelley-Swadley

Sarah Kelley-Swadley (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Dave A. Koch

Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

